

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/11 William Street, Bulleen Vic 3105

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$690,000

&

\$750,000

Median sale price

Median price \$859,444

House

Unit

X

Suburb

Bulleen

Period - From 01/01/2019

to

31/03/2019

Source REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	21 Hotham St TEMPLESTOWE LOWER 3107	\$748,000	04/01/2019
2	5/216 Templestowe Rd TEMPLESTOWE LOWER 3107	\$743,500	12/02/2019
3	2/7 Elizabeth St BULLEEN 3105	\$733,000	05/03/2019

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



3
 1
 2

Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$690,000 - \$750,000
Median Unit Price
 March quarter 2019: \$859,444

Comparable Properties

21 Hotham St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

2
 2
 2

Price: \$748,000
Method: Private Sale
Date: 04/01/2019
Rooms: -
Property Type: House (Res)
Land Size: 261 sqm approx



5/216 Templestowe Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3
 2
 2

Price: \$743,500
Method: Private Sale
Date: 12/02/2019
Rooms: -
Property Type: Townhouse (Res)



2/7 Elizabeth St BULLEEN 3105 (REI)

Agent Comments

3
 1
 2

Price: \$733,000
Method: Sold Before Auction
Date: 05/03/2019
Rooms: -
Property Type: Unit